

149.0

0004

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
660,000 / 660,000

USE VALUE:

660,000 / 660,000

ASSESSED:

660,000 / 660,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		SCHOOL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DELORME BRITTANY L	
Owner 2:	
Owner 3:	

Street 1: 96 SCHOOL STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER			
Owner 1: GOOD ROSEMARY/ASHMAN GEOFFREY -			
Owner 2: TRS/ 96 SCHOOL ST REALTY TRUST -			
Street 1: 25 MAYBROOK AVE			
Twn/City: MANCHESTER	St/Prov: NH	Cntry:	
Postal: 03102			

NARRATIVE DESCRIPTION			
This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Vinyl Exterior and 2270 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5962.000	237,800	3,000	419,200	660,000		98209
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

PREVIOUS ASSESSMENT								Parcel ID	149.0-0004-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,900	3000	5,962.	419,200	660,100	660,100	Year End Roll	12/18/2019
2019	101	FV	215,900	3100	5,962.	419,200	638,200	638,200	Year End Roll	1/3/2019
2018	101	FV	215,400	3100	5,962.	371,300	589,800	589,800	Year End Roll	12/20/2017
2017	101	FV	215,400	3100	5,962.	311,400	529,900	529,900	Year End Roll	1/3/2017
2016	101	FV	357,700	3100	5,962.	311,400	672,200	672,200	Year End	1/4/2016
2015	101	FV	338,800	3100	5,962.	269,500	611,400	611,400	Year End Roll	12/11/2014
2014	101	FV	338,800	3100	5,962.	260,500	602,400	602,400	Year End Roll	12/16/2013
2013	101	FV	338,800	3100	5,962.	247,900	589,800	589,800		12/13/2012

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
GOOD ROSEMARY/A	1480-71		10/30/2015		534,000	No	No				
NUCKOLLS HERBER	1397-57		3/15/2011	Estate/Div		1	No	No			
	852-69		1/1/1901	Family		No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
2/18/2016	172	Redo Kit	37,900	2/18/2016				Kitchen cabinets,	4/18/2018	MEAS&NOTICE	CC	Chris C												
									3/9/2016	Sales Review	PT	Paul T												
									1/20/2009	Measured	336	PATRIOT												
									11/18/1999	Meas/Inspect	263	PATRIOT												
									1/1/1982		MS													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

